

056.A

0001

0008.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

239,100 / 239,100

USE VALUE:

239,100 / 239,100

ASSESSED:

239,100 / 239,100



## PROPERTY LOCATION

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 1  |        | OLD COLONY LN, ARLINGTON |

## OWNERSHIP

| Owner 1: | OLD COLONY REALTY PARTNERS LLC | Unit #: | 8 |
|----------|--------------------------------|---------|---|
| Owner 2: |                                |         |   |
| Owner 3: |                                |         |   |

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Wood Shingle Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | R5   | APTS LOW    |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exempt  |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 6039  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

## IN PROCESS APPRAISAL SUMMARY

| Legal Description |  |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  |  | 149805    |
|                   |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  |  | 10/10/17  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID     | 056.A-0001-0008.0 |            | !4659! |  |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|--------|--|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes             | Date       |        |  |
| 2020                | 102 | FV  | 232,400    | 0         | .         | .          | 232,400     | 232,400       | Year End Roll     | 12/18/2019 |        |  |
| 2019                | 102 | FV  | 213,900    | 0         | .         | .          | 213,900     | 213,900       | Year End Roll     | 1/3/2019   |        |  |
| 2018                | 102 | FV  | 177,100    | 0         | .         | .          | 177,100     | 177,100       | Year End Roll     | 12/20/2017 |        |  |
| 2017                | 102 | FV  | 164,800    | 0         | .         | .          | 164,800     | 164,800       | Year End Roll     | 1/3/2017   |        |  |
| 2016                | 102 | FV  | 164,800    | 0         | .         | .          | 164,800     | 164,800       | Year End          | 1/4/2016   |        |  |
| 2015                | 102 | FV  | 155,400    | 0         | .         | .          | 155,400     | 155,400       | Year End Roll     | 12/11/2014 |        |  |
| 2014                | 102 | FV  | 149,400    | 0         | .         | .          | 149,400     | 149,400       | Year End Roll     | 12/16/2013 |        |  |
| 2013                | 102 | FV  | 149,400    | 0         | .         | .          | 149,400     | 149,400       |                   | 12/13/2012 |        |  |

| SALES INFORMATION |           |      |          |           |            |    |     | TAX DISTRICT |  |  |  | PAT ACCT. |  |  |  |  |
|-------------------|-----------|------|----------|-----------|------------|----|-----|--------------|--|--|--|-----------|--|--|--|--|
| Grantor           | Legal Ref | Type | Date     | Sale Code | Sale Price | V  | Tst | Verif        |  |  |  | Notes     |  |  |  |  |
| CARR DAVID W/EX   | 61727-310 |      | 5/2/2013 | Mult Lots | 20,035,000 | No | No  |              |  |  |  |           |  |  |  |  |
| WILFERT DAVID P   | 61727-298 |      | 5/2/2013 | Mult Lots | 99         | No | No  |              |  |  |  |           |  |  |  |  |
|                   | 18249-339 |      | 6/1/1987 |           |            | No | No  | N            |  |  |  |           |  |  |  |  |

| BUILDING PERMITS |        |         |        |     |            |          |            |         |          |        |         | ACTIVITY INFORMATION |  |  |  |  |  |
|------------------|--------|---------|--------|-----|------------|----------|------------|---------|----------|--------|---------|----------------------|--|--|--|--|--|
| Date             | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date     | Result | By      | Name                 |  |  |  |  |  |
| 10/10/2017       |        |         |        |     |            |          |            |         | Measured |        | DGM     | D Mann               |  |  |  |  |  |
| 5/6/2000         |        |         |        |     |            |          |            |         |          | 197    | PATRIOT |                      |  |  |  |  |  |

Sign: VERIFICATION OF VISIT NOT DATA / / /

|                                 |                |   |     |                           |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
|---------------------------------|----------------|---|-----|---------------------------|-----------------|------|-----|-----------------------|------------|-----|-----|-----------------------------|------|-------|------------|---------------------|--------------|--|--|
| <b>EXTERIOR INFORMATION</b>     |                |   |     | <b>BATH FEATURES</b>      |                 |      |     | <b>COMMENTS</b>       |            |     |     | <b>SKETCH</b>               |      |       |            |                     |              |  |  |
| Type: 7                         | - Condo Garden |   |     | Full Bath: 1              | Rating: Average |      |     | Building Number 1.    |            |     |     |                             |      |       |            |                     |              |  |  |
| Sty Ht: 1                       | - 1 Story      |   |     | A Bath:                   | Rating:         |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| (Liv) Units: 1                  | Total: 1       |   |     | 3/4 Bath:                 | Rating:         |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Foundation: 1                   | - Concrete     |   |     | A 3QBth:                  | Rating:         |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Frame: 2                        | - Steel        |   |     | 1/2 Bath: 0               | Rating: Average |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Prime Wall: 1                   | - Wood Shingle |   |     | A HBth:                   | Rating:         |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Sec Wall:                       |                |   |     | OthrFix:                  | Rating:         |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Roof Struct: 1                  | - Gable        |   |     | <b>OTHER FEATURES</b>     |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Roof Cover: 1                   | - Asphalt Shgl |   |     | Kits: 1                   | Rating: Average |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Color: BRICK                    |                |   |     | A Kits:                   | Rating:         |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| View / Desir: N                 | - NONE         |   |     | Fppl: 0                   | Rating: Average |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| <b>GENERAL INFORMATION</b>      |                |   |     |                           |                 |      |     | WSFlue:               | Rating:    |     |     |                             |      |       |            |                     |              |  |  |
| Grade: C - Average              |                |   |     | <b>CONDOS INFORMATION</b> |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Year Blt: 1965                  | Eff Yr Blt:    |   |     | Location: R               | - Rear          |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Alt LUC:                        |                |   |     | Total Units:              |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Jurisdict:                      |                |   |     | Floor: 2                  | - 2nd Floor     |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Const Mod:                      |                |   |     | % Own: 0.466899991        |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Lump Sum Adj:                   |                |   |     | Name: 24 - 6039           |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| <b>INTERIOR INFORMATION</b>     |                |   |     |                           |                 |      |     | <b>REMODELING</b>     |            |     |     | <b>RES BREAKDOWN</b>        |      |       |            |                     |              |  |  |
| Avg Ht/FL: STD                  |                |   |     | Exterior:                 |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Prim Int Wall: 2                | - Plaster      |   |     | Interior:                 |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Sec Int Wall:                   |                |   |     | Additions:                |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Partition: T                    | - Typical      |   |     | Kitchen:                  |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Prim Floors: 3                  | - Hardwood     |   |     | Baths:                    |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Sec Floors:                     |                |   |     | Plumbing:                 |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Bsmnt Flr:                      |                |   |     | Electric:                 |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Subfloor:                       |                |   |     | Heating:                  |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Bsmnt Gar:                      |                |   |     | General:                  |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Electric: 3                     | - Typical      |   |     | Total:                    | 30.6 %          |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| Insulation: 2                   | - Typical      |   |     | <b>CALC SUMMARY</b>       |                 |      |     |                       |            |     |     | <b>COMPARABLE SALES</b>     |      |       |            |                     |              |  |  |
| Int vs Ext: S                   |                |   |     | Basic \$ / SQ: 320.00     |                 |      |     |                       |            |     |     | Rate                        |      |       |            |                     |              |  |  |
| Heat Fuel: 3                    | - Electric     |   |     | Size Adj.: 1.32191777     |                 |      |     |                       |            |     |     | Parcel ID                   |      |       |            |                     |              |  |  |
| Heat Type: 6                    | - Elec Base/B  |   |     | Const Adj.: 1.00969899    |                 |      |     |                       |            |     |     | Typ                         |      |       |            |                     |              |  |  |
| # Heat Sys: 1                   |                |   |     | Adj \$ / SQ: 427.116      |                 |      |     |                       |            |     |     | Date                        |      |       |            |                     |              |  |  |
| % Heated: 100                   |                |   |     | Other Features: 32756     |                 |      |     |                       |            |     |     | Sale Price                  |      |       |            |                     |              |  |  |
| Solar HW: NO                    |                |   |     | Grade Factor: 1.00        |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| % Com Wall                      |                |   |     | NBHD Inf: 1.00000000      |                 |      |     |                       |            |     |     |                             |      |       |            |                     |              |  |  |
| NBHD Mod:                       |                |   |     |                           |                 |      |     | WtAv\$/SQ:            |            |     |     |                             |      |       |            |                     |              |  |  |
| LUC Factor: 1.00                |                |   |     |                           |                 |      |     | AvRate:               |            |     |     |                             |      |       |            | Ind.Val             |              |  |  |
| Adj Total: 344551               |                |   |     |                           |                 |      |     | Juris. Factor:        |            |     |     |                             |      |       |            | Before Depr: 427.12 |              |  |  |
| Depreciation: 105432            |                |   |     |                           |                 |      |     | Special Features: 0   |            |     |     |                             |      |       |            | Val/Su Net: 327.53  |              |  |  |
| Depreciated Total: 239118       |                |   |     |                           |                 |      |     | Final Total: 239100   |            |     |     |                             |      |       |            | Val/Su SzAd: 327.53 |              |  |  |
| <b>MOBILE HOME</b>              |                |   |     |                           |                 |      |     | Serial #:             |            |     |     |                             |      |       |            | Year:               |              |  |  |
| Make: [ ]                       |                |   |     |                           |                 |      |     | Model: [ ]            |            |     |     |                             |      |       |            | Color: [ ]          |              |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                |   |     |                           |                 |      |     | <b>PARCEL ID</b>      |            |     |     |                             |      |       |            | 056.A-0001-0008.0   |              |  |  |
| Code                            | Description    | A | Y/S | Qty                       | Size/Dim        | Qual | Con | Year                  | Unit Price | D/S | Dep | LUC                         | Fact | NB Fa | Appr Value | JCod JFact          | Juris. Value |  |  |
| More: N                         |                |   |     |                           |                 |      |     | Total Yard Items: [ ] |            |     |     | Total Special Features: [ ] |      |       |            | Total: [ ]          |              |  |  |